

UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

In re:

JAMES JOHN KUBASKO  
\* Debtor(s)

Case Number: 5-20-00462  
Chapter: 13

**CERTIFICATE OF MAILING**

The undersigned employee in the office of:

Tullio DeLuca, Esquire

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hereby certifies that a copy of the attached Notice of Motion to Sell Free and Clear of All Liens, Charges and Encumbrances was mailed today to all parties named on the mailing list attached hereto by regular first class mail.

DATED: February 17, 2022

SIGNED: Lisa Manchak

TITLE: Legal Assistant

IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

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IN RE:	:	CHAPTER 13
JAMES JOHN KUBASKO	:	
Debtor(s)	:	CASE NO. 5-20-00462
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JAMES JOHN KUBASKO	:	
Movant	:	
vs.	:	
LACKAWANNA COUNTY TAX CLAIM	:	
BUREAU, CITY OF SCRANTON, TAX	:	
OFFICE, PORTNOFF LAW ASSOC.,	:	
INTERNAL REVENUE SERVICE, PA	:	
DEPARTMENT OF REVENUE, and	:	
JACK N. ZAHAROPOULOS, ESQUIRE	:	
Respondents	:	
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NOTICE OF DEBTOR'S MOTION TO APPROVE PRIVATE SALE OF REAL AND  
PERSONAL PROPERTY FREE AND CLEAR OF ALL LIENS, CHARGES AND  
ENCUMBRANCES

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NOTICE IS HEREBY GIVEN THAT:

William Hartzell, Guardian of Person and Estate of James John Kubasko, the Debtor, reside at 9714 Poplarwood Court, Orlando, FL 32825 and seeks leave to sell real property of the above captioned case located at 309 N. Lincoln Ave., Scranton, PA, along with personal property and fixtures to Maniel Hinojosa for the sum of Forty Nine Thousand (\$49,000.00) Dollars. The sale is to be free and clear of all liens, charges and encumbrances, with all valid liens and encumbrances to be paid at time of closing.

The Debtor further requests the Court to allow distribution of the proceeds from the sale of real and personal property as follows:

- a. Any out-of-pocket expenses advanced by Tullio DeLuca, Esquire in connection with the sale of the aforementioned property, and which have not been reimbursed at the time of settlement along with an attorney fee of \$1,488.00;
- b. Any Notarization and/or incidental recording fees associated with the sale of the above property;
- c. Realtors Commission of 6 % percent;
- d. Any transfer tax which is the responsibility of the seller herein;
- e. Any unpaid real estate taxes and other municipal claims/liens arising from

property;

- f. That any other unpaid liens shall attach to the remaining sale proceeds;
- g. Debtor's exemption if any;
- h. The net sale proceeds in an amount to pay the balance owed to the Chapter 13 Trustee, if any, from the above sale shall be paid to Jack N. Zaharopoulos, Esq., Chapter 13 Trustee, for distribution to creditors in accordance with the Debtor's confirmed Plan

The Sale is not subject to higher and better offers.

Any inquiries regarding the sale and/or to request for copies of the motion or a time and date to examine the property prior to the sale, can be made directly to Debtor's Counsel, Tullio DeLuca, Esquire.

Hearing on any Answers or Objections will be heard on **March 17, 2022** at **10:00am**. If no objection and request for hearing are timely filed with the Bankruptcy Clerk, 197 South Main Street, Wilkes-Barre, PA 18701 to the sale of the aforementioned real and personal property on the above terms and conditions on or before **March 10, 2022**, the Court may grant the relief requested. If you desire to contest this matter, file a written objection in the form of responsive pleading and request a hearing with a copy to Tullio DeLuca, Esquire at the address below: Any filing must conform to the Rule of Bankruptcy Procedures unless the Court determines otherwise.

Date of Notice: February 17, 2022

Tullio DeLuca, Esquire  
381 N 9<sup>th</sup> Avenue  
Scranton, PA 18504  
(570) 347-7764

AMERICAN HONDA FINANCE  
NATIONAL RECOVERY CENTER  
PO BOX 16469  
IRVING, TX 75016

AMERICAN HONDA FINANCE  
PO BOX 168088  
IRVING, TX 75016-8088

BRIGID E. CAREY, ESQ  
3218 PITTSSTON AVE  
PO BOX 3838  
SCRANTON, PA 18505

BRIGED E CAREY, ESQ  
PO BOX 4466  
SCRANTON, PA 18505

CITY OF SCRANTON  
C/O NORTHEAST REVENUE  
340 N. WASHINGTON AVE  
ATTN: DELINQUENT TAXES  
SCRANTON, PA 185016

CITY OF SCRANTON  
C/O NORTHEAST REVENUE  
340 N. WASHINGTON AVE  
ATTN: DELINQUENT WASTE DISPOSAL  
SCRANTON, PA 185016

CITY OF SCRANTON TAX OFFICE  
1170 HIGHWAY 315, SUITE 5  
PLAINS, PA 18702

CITY OF SCRANTON TREASURER  
ATTN: REFUSE DEPT  
340 NORTH WASHINGTON AVE.  
SCRANTON PA 18503

COMMONWEALTH HEALTH  
PO BOX 1022  
WIXOM, MI 48393-1022

CREDIT MANAGEMENT CO  
2121 NOBLESTOWN RD  
PITTSBURGH, PA 15205

CREDIT MANAGEMENT CO  
681 ANDERSEN DR  
FOSTER PLAZA 6  
PITTSBURGH, PA 15220-2766

CREDIT MEDIATORS, INC  
PO BOX 456  
UPPER DARBY, PA 19082-0456

Jack N. Zaharopoulos, ESQ  
8125 ADAMS DR. SUITE A  
HUMMELSTOWN, PA 17036

DR SANDERSON  
500 PARK ST  
BURKE BYPASS  
OLYPHANT, PA 18447

INTERMOUNTAIN MEDICAL GROUP  
610 WYOMING AVE  
KINGSTON, PA 18704

Jefferson Township Sewer Authority  
c/o Portnoff Law Associates, Ltd.  
P.O. Box 3020  
Norristown, PA 19404-3020

Jefferson Twp.  
c/o Portnoff Law Associates, LTD.  
2700 Horizon Dr., Suite 100  
King of Prussia, PA 19406-2726

Lackawanna County Tax Claim Bureau  
123 Wyoming Ave Suite 267  
Scranton, PA 18503-2029

Lackawanna River Basin  
Sewer Authority  
P.O. Box 280  
Olyphant, PA 18447-0280

Marian Community Hospital  
100 Lincoln Ave.  
Carbondale, PA 18407-2198

Moosic Lakes Club  
25 Beach House Drive  
Jefferson Township, PA 18436-8803

Moses Taylor Hospital  
700 Quincy Ave  
Attn: Justin Davis CEO  
Scranton, PA 18510-1798

National Recovery Agency  
2491 Paxton Street  
Harrisburg, PA 17111-1036

North American Partners in Anesthesia  
P.O. Box 725  
Melville, NY 11747-0725

North Pocono School District  
c/o Portnoff Law Associates, Ltd.  
P.O. Box 3020  
Norristown, PA 19404-3020

Orion  
c/o PRA Receivables Management, LLC  
PO Box 41021  
Norfolk, VA 23541-1021

Orion Portfolio Services, LLC  
c/o Recovery Management Systems Corp.  
25 SE 2nd Ave., Ste. 1120  
Miami, FL 33131-1605

PA American Water Co.,  
P.O. Box 578  
Alton, IL 62002-0578

PA Dept. of Revenue  
Bankruptcy Division  
Dept. 280946  
Harrisburg, PA 17128-0496

PNC BANK N.A.  
PO BOX 94982  
CLEVELAND, OH 44101-4982

PNC Bank, N.A.  
3232 Newmark Drive  
Miamisburg, OH 45342-5421

PPL Electric Utilities  
827 Hausman Rd.  
Allentown, PA 18104-9392

PRA Receivables Management, LLC  
PO Box 41021  
Norfolk, VA 23541-1021

Patel Retina Institute  
210 N. State St.  
Clarks Summit, PA 18411-1008

Pennsylvania Department of Revenue  
Bankruptcy Division PO Box 280946  
Harrisburg, PA 17128-0946

Physicians Health Alliance  
P.O. Box 618  
Dunmore, PA 18512-0618

Portnoff Law Associates, Ltd  
2700 Horizon Dr., Suite 100  
King of Prussia, PA 19406-2726

Professional Account Svcs.  
P.O. Box 188  
Brentwood, TN 37024-0188

Radiological Consultants  
751 Keystone Indust. Park  
Dunmore, PA 18512-1511

Regional Hospital of Scranton  
746 Jefferson Ave.  
Scranton, PA 18510-1624

Regional Hospital of Scranton  
C/O PASI  
P.O. BOX 188  
BRENTWOOD, TN 37024-0188

Rosenn, Jenkins & Greenwald, L.L.P.  
15 South Franklin St.  
Wilkes-Barre, PA 18711-0075

SRA Associates  
401 Minnetonka Rd.  
Hi Nella, NJ 08083-2914

Scranton Cardiovascular Physician  
746 Jefferson Ave.  
Scranton, PA 18510

The Moosic Lakes Club  
25 Beachhouse Rd.  
Jefferson Twp., PA 18436

Trident Asset Management  
53 Perimeter Center East, Ste 440  
Atlanta, GA 30346

United States Trustee  
228 Walnut St., Suite 1190  
Harrisburg, PA 17101-1722

Verizon  
by American Infosource as agent  
PO Box 4457  
Houston, TX 77210-4457

James Warmbrodt, Esq.  
701 Market St., Suite 5000  
Philadelphia, PA 19106

Wells Fargo Bank, NA  
Wells Fargo Card Services  
PO Box 10438  
MAC F8235-02F  
Des Moines, IA 50306-0438

Wells Fargo Financial  
4143 121<sup>st</sup> Street  
Urbandale, IA 50323-2310

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Portnoff Law Associates  
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Suite 100  
King of Prussia, PA 19406

Angelo Terrano, Esq.  
400 Third Ave. Suite 117  
Kingston, PA 18704

John Martin, Esq.  
1022 Court Street  
Honesdale, PA 18431

Angela Phraner, IRS  
7 N. Wilkes-Barre Blvd., Room 349  
Wilkes-Barre, PA

BRUCE D. BRANDLER, ESQ.  
US ATTORNEY  
P.O. BOX 309  
SCRANTON, PA 18501

DAVID HUBBERT, ESQ.  
CHIEF COUNSEL-CIVIL TRIAL SECTION  
555 4<sup>TH</sup> STREET, NW  
JCB ROOM 6126  
WASHINGTON, DC 20530

MONTY WILKINSON  
U.S. DEPARTMENT OF JUSTICE  
ATTORNEY GENERAL'S OFFICE  
950 PENNSYLVANIA AVE., NW  
WASHINGTON, DC 20330

ECLEMUS WRIGHT, ESQ.  
BANKRUPTCY DIVISION CHIEF  
PA DEPT OF REVENUE  
BUREAU OF COMPLIANCE  
P.O. BOX 280946, 7<sup>TH</sup> FLOOR  
HARRISBURG, PA 17128

ANA MARIE B. AMENTA  
INSOLVENCY SPECIALIST  
INTERNAL REVENUE SERVICE  
600 ARCH STREET  
PHILADELPHIA, PA 19106

**BARBARA LYNADY**  
**LACKAWANNA COUNTY TAX CLAIM BUREAU**  
**123 WYOMING AVE., SUITE 267**  
**SCRANTON, PA 18503**

**JANE F. O'NEIL**  
**LACKAWANNA RIVER BASIN SEWER**  
**PO BOX 280**  
**OLYPHANT, PA 18447**

**PORTNOFF LAW ASSOCIATES, LTD.**  
**C/O JAMES R. WOOD, ESQ.**  
**2700 HORIZON DR., SUITE 100**  
**KING OF PRUSSIA, PA 19406**

**PNC BANK**  
**C/O JAMES WARBRODT, ESQ.**  
**KML LAW GROUP**  
**BNY MELLON INDEPENDENCE CENTER**  
**701 MARKET ST., SUITE 5000**  
**PHILADELPHIA, PA 19106**